

7706 Highway 53  
Ponoka, Alberta

MLS # A2129070



**\$5,700,000**

**Division:** NONE

**Lot Size:** 156.52 Acres

**Lot Feat:** Farm, See Remarks

**By Town:** -

**LLD:** -

**Zoning:** Urban Reserve (UR)

**Water:** -

**Sewer:** -

**Utilities:** -

Here is a chance to own 156.52 acres on highway 2 and highway 53 giving it maximum exposure right off the cloverleaf overpass. Currently used as farmland this piece of property is annexed in to the Town of Ponoka for future commercial development. Location and visibility make this an excellent parcel to invest in for a future business in the heart of Central Alberta. This property is located less than an hour to Edmonton International Airport, 30 mins to Red Deer and only 1.3 miles to Ponoka. Close to all the amenities and Central Alberta's workforce this property is very attractive for future development.